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Tender

Facilities Management Services Opportunity

Places for London Limited

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-074325

Procurement identifier (OCID): ocds-h6vhtk-05a33a

Published 17 November 2025, 11:36am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Reference

00071 Places

Description

Places for London Limited, a wholly owned subsidiary of Transport for London (TfL) is commencing a procurement process to appoint a supplier(s) to deliver Hard and Soft Facilities Management (FM) services across its estate. FM services will be procured by using a lotting strategy approach, Lot 1 Soft FM services and Lot 2 Hard FM services.

The Hard FM Services are described in the procurement documents and cover a broad range of services including building maintenance, fire safety, electrical, door entry and drain maintenance.

The Soft FM services are described in the procurement documents and cover a broad range of services including cleaning, waste management and pest control.

The contract will be for 5 years and 6 months with an option to extend for a further 2 x 1 year extensions.

Total value (estimated)

- £49,160,000 excluding VAT
- £58,992,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 February 2027 to 1 August 2032
- Possible extension to 1 August 2034
- 7 years, 6 months, 1 day

Description of possible extension:

The contract(s) will be for 5 years and 6 months with an option to extend for a further two, one year extensions.

Main procurement category

Services

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Soft FM

Description

The Soft FM services are described in the procurement documents and cover a broad range of services including cleaning services, grounds maintenance, waste management and pest control.

All services will be performed across Places for London's estate across Greater London.

Lot value (estimated)

- £10,385,000 excluding VAT
- £12,462,000 including VAT

CPV classifications

- 90900000 - Cleaning and sanitation services

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Hard FM

Description

The Hard FM Services are described in the procurement documents and cover a broad range of services including building maintenance, fire safety, electrical, door entry, drain clearance and lift maintenance.

All services will be performed across Places for London estate across Greater London.

Lot value (estimated)

- £38,775,000 excluding VAT
- £46,530,000 including VAT

CPV classifications

- 44521110 - Door locks
- 45232452 - Drainage works
- 45310000 - Electrical installation work
- 50700000 - Repair and maintenance services of building installations

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Particular suitability

Lot 1. Soft FM

Lot 2. Hard FM

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

3 November 2025, 2:00pm

Submission type

Tenders

Tender submission deadline

24 November 2025, 2:00pm

Submission address and any special instructions

The sourcing event will be managed using the e-procurement platform, SAP Ariba Business Network. In order to receive access to the sourcing documents and participate in the first stage of the procurement process (PSQ), applicants must be registered on SAP Ariba Network.

Applicants are required to respond to all sections of the PSQ and must submit responses in accordance with the instructions and response deadline stated. Each response must be submitted electronically via the SAP Ariba portal.

Instructions for accessing SAP Ariba Business Network and the procurement documents:

To access the event documents on SAP Ariba Network, potential applicants should:

- Step 1: Visit the SAP Ariba Business Network platform using the following link:
<https://service.ariba.com/Supplier.aw>

- Step 2:

If new to SAP Ariba Business Network, click 'Register Now' and create a standard SAP Ariba account by providing the requested company and administrator information and providing a password which contains a capital letter, a number and a special character; or

If already an account holder on SAP Ariba Business Network, log in using your log in details. Those who are already registered as a TfL Supplier on SAP Ariba Business Network, will still need to follow Step 5 below in order to be added as a participant.

Please note, if new to SAP Ariba Network, the SAP Ariba platform may ask you to review and check for duplicate accounts that others in your business may have set up previously. If there are duplicate accounts, either contact the relevant account administrator using the SAP Ariba Network functionality or if you require a separate account for access to TfL procurements then please select 'back' and select 'continue account creation'.

Step 3: Confirm your email address once the confirmation email has been sent.

Step 4: Confirm in the SAP Ariba Network platform what type of goods/services you supply.

Step 5: Send an email to PlacesFMopportunity@tfl.gov.uk with the information from Steps 2 to 4 including your Business Network ID (ANID) and the respondent's company name, username and administrator email.

Step 6: Use the unique link in the invitation email to access SAP Ariba.

Step 7: The link will navigate to Ariba Business Network and prompt you to enter your login credentials, use the one you have created or the existing Ariba Network username and password.

Step 8: When you have access to the Proposals and Questionnaires dashboard page on SAP Ariba, click on the 'Intend to Participate' button icon in order to fully register against

the contract opportunity.

Step 9: In the main menu bar at the left of the website click the 'All Content' to see all documentation. Prospective respondents must follow the instructions in the PSQ when completing and submitting a response to the PSQ.

Supplier Registration on SAP Ariba Business Network Help Page:

https://help.sap.com/docs/ARIBA_NETWORK_SUPPLIERS/ddd75910f67b4212b1c83f9d68cd2f01/de32f3eaf0181014be26e0d2a68be9ef.html.

If you have any queries regarding your registration, please email:
Ariba_Supplier_Enablement@tfl.gov.uk

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

23 September 2026

Recurring procurement

Publication date of next tender notice (estimated): 1 February 2031

Award criteria

| Name | Type | Weighting |
|--------------|-------------|------------------|
| Technical | Quality | 50% |
| Commercial | Price | 40% |
| Social Value | Quality | 10% |

Other information

Payment terms

Electronic invoicing will be accepted

Electronic payment will be used

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage One: Procurement Specific Questionnaire

Upon submission of the Procurement Specific Questionnaire (PSQ) responses, Places for London will select a longlist of Bidders to participate in the future stages of the

procurement.

Stage Two: Invitation to Submit Outline Solutions (ISOS)

Stage Three: Invitation to Participate in Dialogue (ITPD)

Stage Four: Invitation to Submit Final Tenders (ISFT)

Final Tenders will be evaluated against a weighted award criteria. Places for London will identify the Most Advantageous Tender (MAT).

Following standstill period, award of contract.

Places for London reserves the right to request variant bid proposals during the tender process.

Contracting authority

Places for London Limited

- Companies House: 08961151
- Public Procurement Organisation Number: PXWD-1839-NXXY

5 Endeavour Square

London

E20 1JN

United Kingdom

Email: PlacesFMopportunity@tfl.gov.uk

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government